

Request for initiation of a Community Development Code amendment related to Final Platting

Agenda Bill ID: AB 2008-11-09

City Council

AGENDA BILL 08-11-09

Subject:

Request for initiation of a Community Development Code Amendment related to Final Platting

For Council:

November 24, 2008

Public Hearing:

Not Required

Attachments:

*Staff memorandum

*Request for code amendment initiation from Michael Robinson representing Jeff Smith

Initiated by:

Requested by petition of Michael Robinson representing Jeff Smith

Budget Impact:

None

Policy Questions for Council Consideration:

Does the Council wish to initiate a Community Development Code amendment regarding the issue of final platting that would allow an extension of time between approval of a tentative land division and a final land division plat beyond the current three years allowed?

Summary:

The attached staff memorandum presents five different alternatives for resolving this issue. Staff does not agree with the code amendment initiator that the City should allow extension applications for land division approvals, but does believe that a limited study of this issue is appropriate to determine if the existing three year deadline for recording a final plat based upon a tentative land division approval should be extended for all land division applications automatically.

Staff also believes that it would be appropriate to look at the issue of a bonding guarantee for limited subdivision improvements to be completed after the final plat is recorded is unusual or exceptional circumstances warrant it, and the amount to be bonded is a small minority of all required public improvements.

Recommended Action:

Initiate a code amendment application to look at the issue of overall subdivision time limits and limited bonding of

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subdivision improvements, and refer it to the Planning Commission for analysis and a recommendation.

Attachments

 [AB 08-11-09 Final Platting.pdf](#)

 [Memo.pdf](#)

 [Request for code amendment.pdf](#)

- [City Council](#)

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